

ORDINANCE NO. 840419-E

AN ORDINANCE AMENDING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 BY PERMITTING HERMOSA OFFICE PARK, LOCATED AT LOOP 360 AT LAKE AUSTIN TO BE USED FOR A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1981 is hereby amended to permit the property described in File C814-82-007.01 to be used for a Planned Unit Development, to-wit:

All of that certain tract or parcel of land out of the Burke Trammell Survey No. 3 in Travis County, Texas, being a portion of that certain 36.63 acre tract of land designated as a First Tract and as conveyed to Grady Hazelwood by Deed recorded in Volume 3071, Page 30 of the Deed Records of Travis County, Texas, being all of that certain 5.00 acre tract of land designated as Tract Two and as conveyed to Grady Hazelwood by Deed recorded in Volume 3071, Page 30 of the Deed Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at an iron stake found in the west r.o.w. line of Highway Loop 360, being the southwest corner of that certain 9.321 acre tract of land described in the condemnation suit styled The State of Texas vs. Grady Hazelwood, Cause No. 920 in the Travis County Court of Law (now pending) being in the south line of the said First Tract for the southeast corner hereof and from which iron stake an iron pipe found at the southeast corner of the said first tract, bears S 43° 04' E for a distance of 197.76 feet;

THENCE, with the south line of the said First Tract as found fenced and used upon the ground, N 43° 32' W for a distance of 122.79 feet pass an iron pipe found and continue for a total distance of 887.50 feet to an iron stake found at the southwest corner of the said First Tract, being the southeast corner of the said Second Tract;

THENCE, with the southerly line of the said Second Tract as found fenced and used upon the ground, N 43° 17' W

for a distance of 21.74 feet to an iron stake found and N 37° 53' W for a distance of 203.62 feet to an iron stake found at a fence corner, being the southwest corner of the said Second Tract for the southwest corner hereof;

THENCE, with the westerly line of the said Second Tract as found fenced and used upon the ground, N 30° 05' E for a distance of 1021.45 feet to an iron stake found and N 30° 10' E at a distance of 255.96 feet pass an iron stake found at a fence corner and continue for a total distance of 260.96 feet to a point at the edge of the water of Lake Austin at lake elevation 492.06 feet for the northwest corner hereof;

THENCE, with the south margin of Lake Austin with edge of the water at lake elevation 492.06 the following courses:

S 66° 34' E for a distance of 209.15 feet;
 S 60° 45' E for a distance of 203.54 feet;
 S 58° 44' E for a distance of 201.40 feet;
 S 58° 29' E for a distance of 200.49 feet;

S 54° 41' E for a distance of 145.95 feet to the intersection of the west r.o.w. line of Highway Loop 360, being the northwest corner of the said 9.321 acre tract of land for the northeast corner hereof;

THENCE, with the west r.o.w. line of the said Highway Loop 360, being the west line of the said 9.321 acre tract of land, S 30° 00' W at a distance of 18.00 feet pass an iron stake found and continue for a total distance of 804.79 feet to an iron stake found at an angle point in the said highway Loop 360;

THENCE, continuing with the west line of the said Highway Loop 360, S 14° 33' W for a distance of 374.24 feet to an iron stake found at an angle point in the said Highway Loop 360;

THENCE, continuing with the west r.o.w. line of the said Highway Loop 360, S 30° 00' W for a distance of 454.89 feet to the PLACE OF BEGINNING, and containing 33.631 acres of land,

locally known as Loop 360 at Lake Austin in the City of Austin, Travis County, Texas.

PART 2. That the development of the property herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Planning Department of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned "LA" Lake Austin, First Height and Area District.

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 5. The rule requiring the reading of ordinances on three separate days is hereby suspended and this ordinance shall become effective ten (10) days following the date of its passage as provided by the Charter of the City of Austin.


PASSED AND APPROVED

April 19


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Ron Mullen
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

WMC:saf

Austin American-Statesman

City of Austin 18

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Susana Martinez

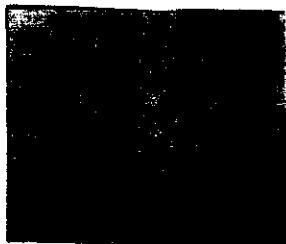
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

May 15, 1984

and that the attached is a true copy of said advertisement.

Susana Martinez

SWORN AND SUBSCRIBED TO BEFORE ME, this the 15th
Day of May A.D. 1984.



Denise Stegall

Notary Public in and for
TRAVIS COUNTY, TEXAS

Denise Stegall
(Type or Print Name of Notary)

3/3/86
(My Commission Expires)

